

LOT 4 BLOCK E TROY PINE ADD.
309-520, 570-159, 630-232, 753-2

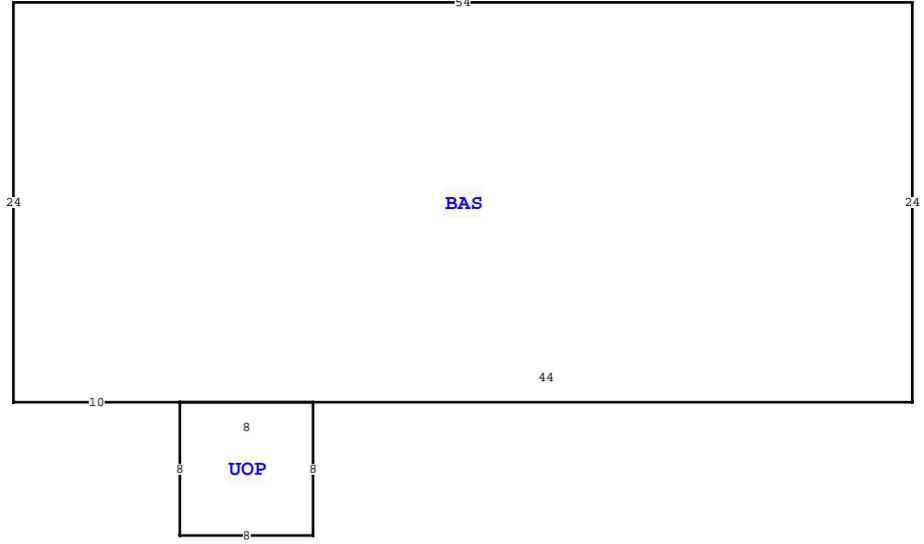
PEARCE LOIS E LIVING TRUST
573 SW MOONSHADOW GLN
LAKE CITY, FL 32025

2026

10-4S-16-02901-005
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.070 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UOP	64	25	
TOTALS	1,360		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	0%	- 2026									
				Heated Area: 1296				HX Base Yr				



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,302
TOTAL MARKET OB/XF VALUE		23,780
TOTAL LAND VALUE - MARKET		12,950
TOTAL MARKET VALUE		58,032
SOH/AGL Deduction		0
ASSESSED VALUE		58,032
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		58,032
TOTAL JUST VALUE		58,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/2403	11/07/2025	WD	U	I	37	60,000
GRANTOR: POWELL WILLIAM C						
GRANTEE: PEARCE LOIS E LIVIN						
1397/2346	10/31/2019	WD	U	I	30	100
GRANTOR: JASON POWELL & SHEILA						
GRANTEE: W C POWELL & D L PO						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019
6	0031	BARN, MT AE	0	0	25	45	1,080.00	UT	11.00	11.00	100	2019

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						04/21/2023	MLU					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W54 S24 E10 UOP= S8 E8 N8 W8\$ E44 N24\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	12,950								